App F IX 4

Previous Reference

1948-49 (ML)

File No 69-48

Serial Nos 20, 2

Later References

ITB ~~6a 4~~ 29-53-12

GENERAL AND REVENUE SECRETARIAT

Serial Nos

240 E

Part B for Aug '49

SUBJECT

Formation of a lay-out for housing the industrial workers and others in the Industrial Suburb area, Bangalore

To

The Rear Comr in Mysore
" Chairman C I T B Bangalore
" D C Bangalore
" ML Comr Bangalore City
" C E for R & B
" C E for Irrigation
" D of Director of Industries & Commerce
" Comr for Labour

G. O No L 1819-28/A 12-8-49 Sanctions

2405/Ad

App F 4-2

...al and Revenue Secretariat	File No	of 194

Serial No

From the chairman, Bangalore Trust Board

No J 181/48-49 d 20-9-48

Forwards an estimate for Rs 34, 27, 592/- for the formation & layout for housing of industrial workers and others in the industrial suburb, Bangalore

1) submitted

This may be sent to the chief Engineer for R+B for favour. scrutiny and early return

DW No 5 d 12 10 48

Na 11/10 2) Forwarded with Compliments to the Chief Engineer for Roads & Buildings for favour of scrutiny of the estimate & early return

B. O

Ramachandra
11/10/48 Dy Secy to Govt

417
16 ipres

Br II (SGT)
18/10/48
Dy
13 10 48

OFFICE OF THE CHIEF ENGINEER OF BYRAF
Recd No 40 165
16-10-48
DATE
BANGALORE

P.I.
11 14/10/48

P T O

Note — Contn Sheet

Housing accommodation in the Industrial suburb, Bangalore

2405/Rel File No of 194

General and Revenue Secretariat

Serial No

U O No 260 dated, 25-12-48

Returned with compliments

3) 2 The estimate amounting to Rs 34,27,522/- is scrutinised and it is in order

A 3 The details of the plan may be suitably worked out in consultation with the Government Architect during execution } Vide para 15(4) infra.

It may also be mentioned that the rate of land given for Hospital and Government Buildings may be at actual cost of acquisition Vide para 16 infra

Mr Rees for 28/12/48

sd/- Lakshmana Rao 24-12-48
CHIEF ENGINEER FOR ROADS & BUILDINGS

Secretary to Government, Revenue Department

4) Submitted with a draft letter calling for information as to whether the Layout is prepared in accordance with the instructions issued in para III of this Office letter* of 8/1/48 in this behalf & other particulars flg 5(A)

Mr 28/12

5) Some body

5/1/49

WD 02853—GPB—50 000—11 5 48

2 74279 6-1-49

Letter No J 370/48 & 10-1-49
from the chairman, Bangalore
Trust Board on the matter

6) Submitting with a note on
the matter -

This relates to the proposal
of the Bangalore city Improvement
Trust Board to form a layout
for housing the industrial workers
and others in the industrial suburb
area, Bangalore city

7) The estimate for Rs 34,27,592/-
received in this behalf has been
scrutinised by the chief Engineer for
Roads and Buildings and is found to
be worden - Vide para 3 above

8) The layout is reported to
have been prepared in accordance with
the directions issued from time to time,
in view of the decision of the council
in the matter it is stated that four
Labour colonies in the area separated
from each other by as much distance
as possible, will accordingly be
formed

(fCg Y) (fCg P) → para III

9) Details of layout - (as seen from the
report of the chairman) - (fCg R)

The extension involves an area
of 363 acres excluding the existing
villages ~~The~~ Adequate provisions
have been made for all the necessary

amenities of a modern Town Roads have been laid out, keeping in view the future development of traffic both with regard to speed and volume

10) Sites – The extension provides for

~~4) Multiplex etc~~

a) 3,387 dwelling sites, with dimensions varying from 25' x 45 to 45' x 90' to suit the different requirements and classes of people,

b) 376 shop sites with dimensions varying from 15' x 20' to 20' x 40

c) ~~Sites~~ necessary sites for markets, Hospitals, Post offices, Police stations, Town Hall, Temples, Mosques, churches, cinema Theatres etc with necessary space for parks, circles etc

11) Provision is made for water supply and underground drainage works, for acquisition of lands and for the formation of roads etc – Vide statement (fly 7)

12) Financial aspect - A total sum of Rs 37, 15, 934/- is expected to be realised from the sale of sites, at the rates noted below, as against the estimated cost of Rs 34, 27, 592/-

a) Sites for dwelling houses — Rs 2-8-0, Rs 3, Rs 4 and Rs 5/- per sq yard for sites varying from 25'x4 30' x 45', 40'x6 and 45' x 90'

b) shop sites = Rs 10/- per sq yard

c) sites for Educational & Medical institutions — Rs 4/- " "

d) Banks and Societies — Rs 5/-

e) Cinema Theatres — Rs 10/-

As seen from the above figures, the scheme will be a self-supporting one

13) The cost of the scheme during the current year is proposed to be met out of the allotment of Rs 20,00,000/- made in the state budget for 48-49 for the formation of the residential suburbs A provision of Rs 3,00,000/- is said to have been made for this work, out of the above allotment, in the

budget estimates of the Board for the year

~~the Housing Scheme of Gorbi~~

14) It is said that "Housing Scheme of Gorbi, it is proposed to start the main road works in the Housing area, on piece work system, as in the case of Northern Zone of the Suburbs and Kumara Park West Extension" for reasons stated in the last para of the report of 20/2/68 | flg R

15) In the above circumstances, the following points are for consideration & orders

1) sanction may be accorded to the scheme for the formation of the layout for housing the industrial workers and others in the Industrial suburb Sangala as per details noted under paras 9, 10 and 11 above, at an estimated cost of Rs 34, 27, 592/-,

2) the cost of the scheme during the current year may be met out of the allotment made in the state budget for 68-69 for the Industrial Suburbs Scheme, as proposed at para 13 above

Housing Scheme in the Residential
2405 5183/mb suburb area, Bangalore

3) Approval may be given to execute the work pertaining to the formation of roads etc in the proposed layout on the ~~ex~~ work system – Vide para 14 supra

and 4) The details of the plan may be ordered to be worked out mensuration with the Govt Architect during execution – Vide opinion of the Chief Engineer at para 3 (A) supra

16) As regards the rates proposed for the disposal of sites – Vide para 12 above the Chairman may be requested to submit final proposals, with a resolution of the Board, for the allotment and for fixing the rates of sites to be formed after the layout is completed

17) The proposals made under paras 15 & 16 supra are submitted for orders

2522
4/2/49

The cost of plan of the scheme has not been received from the Executive Engineer along with the plan

Sd/-
26/1

Sd/-
24/1
Pr/24-1-49

General Secy
for
24/1/49
26

18) May be sanctioned. The information asked in para 16 will be taken separately.

Minister for Finance & Industries
27/1/49

for
28/1/49

THE HOME MINISTER
8897
1 FEB 1949

12/3/ The details of the plan have already been worked out in consultation with the Architects - So the scheme may go through. There will however be unofficial consultations with him

Sanctioned

2522

24/3

24/3

20/ Dft for HC

24/3/43

submitted as stated

for [illegible] above

S 183/44

21) submitted with reference to fina-19 supra.

22) As this is a council case it is for orders whether the proposal may be disposed of by circulation or at a meeting of the council

Sec 29 3 49
26/3 25 perhaps may be disposed of by Circulation 4/4/49

24) Minister Finance

25) By Circulation 13/4

(Please peruse the correspondence)

14/4/49

Chief Minister) 16/4/49

26) may be circulated

Dewan) 27) circulate 26/4

28) D/F circulation file - please return

SECRETARY TO GOVT OF MYSORE
No
Date 14/4
GENERAL SECTION

FOR
No 3944
Date 5/4/49

Date Rec'd 14/4

Office of the Chief Minister
No 6999
Date of Receipt 18/4/49
Date of

DEWAN'S OFFICE
21 APR 1949
No 4833

Rec'd 22/4

Housing schemes in the Industrial
5183/ml suburb, Bangalore.

29) A D C v/s put up – Ref from 27 above.

Ma
Pr 27/4/49
28-4-49

30) Pl type 13 copies attached
for
Secy

31) Submitted with typed
copies

Ma 29/4
Pr 29-4-49

Secy 32
for
29.4.49

33) Pr
30/4/49
for
3.4.49
Chief Secy

34)

ACCT TO GOVT OF MYSORE
Dec 29/4
CLERK'S
GENERAL & REVENUE SECRETARIAT
Council Section
30 APR 1949
CONFIDENTIAL BRANCH
Council File No 1597
OR DISPOSAL BY CIRCULATION

34) This file may perhaps be perused by the Fin' Secretary, on the first sitting
Secy Chief Secy) 35) amp 2/5/49

CHIEF SECRETARIAT
10204
2 MAY 1949
GOVT OF MYSORE

Pr 2/5/49
2 5 49

36) Pr personal Remarks
rules re Conversion of the F-D
have not been observed

RECEIVED
9306
3-MAY-1949

Secy
2/5
amp 2/5/49

True; but this may have been because

Serial No

9306/R

the Min for has seen it
ch Secy/re) 3/5/49
4/5

CS 3/5/49

CHIEF SECRETARY 1037 4 MAY 19 7 GOVT OF MYSORE

Submitted

3) If approved, Copies of the notes will be circulated to the Hon'ble Ministers.

A | b) In this connection a copy of D.M No 7019-98/CS 346-48-1 dy 26.2.49 is put up for perusal.

B | c) A different procedure in regard to consulting the Finance Dept is not laid down for cases included in the portfolio of the Min for F. & I

A may be done
B is for consideration
5/5/49
Chief Secy) 5/5/49

CHIEF SECRETARY R 1 GOVT OF MYSORE

A may be done
We need not mention anything about the Fin Secy's opinion, in view of what he has said above at para 2)
6/5/49

For concurrence obtained

Council File No 1635/48
FOR DISPOSAL BY CIRCULATION
5/5/49

6/5/49

Note — Contn Sheet

Formation of a layout for housing the industrial workers and others in the Industrial suburb area, Bangalore.

183/mil. File No or 194

General and Revenue Secretariat

C 1635/45

Serial No

45) ~~Views of the~~ Min... ...s concur ~~are placed below~~ forwarded for further action

Secretary to Govt
General Dept
with compliments
16/5/45

16/5/45

SECRETARIAT TO GOVT OF MYSORE
No
Date 20/5
GENERAL DEPARTMENTS

46) D & N Memo

for approval

47) D & N's further

for approval
22/5/45

48) Draft typed copy of the D & N Memo

for approval

49) submitted with a typed copy of the note

for approval
25/5/45

27/5/45

50) Minister Finance & Industries)

27/5/45

SECRETARIAT TO GOVT
No
Date 29/5
GENERAL DEPARTMENTS

OFFICE OF THE MINISTER FOR FINANCE & INDUSTRIES
No 5424
Date 28/5/45

WD 02853—GP B—30 000—11 5 48

OFFICE OF THE MINISTER FOR
FINANCE AND INDUSTRIES

A' it is stated that
for 'Labour' colonies will
be etc —
2) But that idea has been
given up
simply "housing
colonies for industrial
workers will be" etc

6/6/49 3) For needful
Asst Secy (Ind Branch)

Industries
Fibbs

4) submitted with reference to file no 142/Acts/54
it is ascertained from the chairman (City Improvement Trust) that in the entire industrial sub-urb area of Chromepet Perungalathur and running up to Pallavaram as far as the Bharat Electronics on the Tambaram Road, four labour colonies (1) one at Perungalathur, (2) the second at the East area of the sub-urb (Northern zone), (3) the third the fourth of the Tambaram Road and (4) the fourth near the Bharat Electronics, as shown in the plan (Fig 7) will be formed. The scheme now under consideration, ~~is stated to~~ the chairman informed, relates to the ~~Tambaram area~~ colony in the factory area which is estimated to cost Rs 34,27,592/-
In view of this information, the

5283/m Typing scheme as the Secretarial Estimate

note is revised slightly in para 2
and is submitted for orders
Hon Minister

7/6 Pl bring up The matter requires to be
Secy clarified

Hon
7/6/49

A revised D. F. N. is submitted.
Before note the slip at
previous page read from the Minister of

Secy Hon 23/6/49

Minister Finance & Hon 24/6/49
Industries)

Final Note placed below

4/7/49

Hon 4/7/49

Minister) Hon 5/7/49

SECRETARY TO GOVT OF MYSORE
No
Date 23/6
GENERAL DEPARTMENTS

OFFICE OF THE MINISTER
FOR FINANCE & INDUSTRIES
No 6051
Date 24-6-49

SECRETARY TO GOVT OF MYSORE
No Rev
Date 4/7
Cen II

DEWAN'S OFFICE
5 JUL 1949
No 55

DRAFT FINAL NOTE

Subject Formation of a layout for housing the Industrial workers and others in the Industrial suburb area, Bangalore

---

These papers relates to the proposals submitted by the Chairman, City Improvement Trust Board, Bangalore, to form a layout for housing the industrial workers and other middl class people in the Factory area of the Industrial Suburb, Bangalore, at an estimated cost of Rs 34,27,592/-

The estimate for the scheme has been scrutinised by the Chief Engineer for Roads and Buildings and is found to be in order

2 ~~The Details of the Scheme~~ -(A) ~~Four labour~~ Housing Colonies for industrial workers will be formed in the area fairly distant from ~~each other~~ ~~(Adequate provision has been made for all the necessary amenities of~~ a modern town such as water supply, drainage etc

(B) The ~~entire~~ layout provides for -

(a) 3,387 building sites with dimensions varying from 25' x 45' to 45' x 90',

(b) 376 shop sites with dimensions varying from 15' x 20' to 20' x 40'

(c) Sites for markets, hospitals, Post offices Police Stations, Town Hall, Temples, Mosques, Churches, Cinema Theatres etc with necessary space for parks and circles

(C) A total sum of Rs 37,15,934/- is expected to be realised from the sale of sites, at the rates noted below, as against the estimated cost of Rs 34,27,592/-

a) Sites for dwelling houses Rs 2-8-0, 3/-, 4/- and 5/- per sq yd respectively for sites of dimensions 25'x40', 30'x45', 40'x 60', and 45' x 90'

b) Shop sites --Rs 10/- per sq yd

c) Sites for Educational and Medical Institutions --Rs 4/- per sq yd

d) Banks and Societies-Rs 5/- per sq y

(A) Four labour colonies will be formed in the entire industrial suburb, fairly distant from one another and each of them is the part of the colonies to be taken up for execution from the layout proposal

Housing colonies for industrial workers will be formed at a fairly distant from one another in the industrial suburb area. The present proposal is for two of these colonies to be formed and taken up for execution in the Kettamaranahalli area which has already been acquired & taken possession of

e) Cinema Theatres --Rs 10/- per sq yard

As seen from the above particulars, the scheme is expected to be a self-supporting one

5. The cost of the scheme during the current year is proposed to be met out of the allotment of Rs 20,00,000/- made in the State Budget for 1948-49 for the formation of the Industrial Suburb

6. The work pertaining to the formation of roads in the said layout is proposed to be executed on 'piece-work system

7 It is proposed to sanction the scheme, subject to the modification that separate proposals should be made by the Board for the mode of allotment and for fixing the rates of sites to be formed, after the layout is completed. The Dewan and the other Ministers agree with the proposal. I solicit the gracious approval of His Highness thereto

MINISTER FOR FINANCE AND INDUSTRIES

27/5/49

(d) Banks and Societies - Rs 5/- per sq yd,

(e) Cinema theatres - Rs. 10/- per sq yd

As seen from the above particulars, the scheme is expected t be a self-supporting one

The cost of the scheme during the current year is proposed to be met out of the allotment of Rs 20,00,000/- made in the State Budget for 1948-49 for the formation of the industrial suburb

Page 3 K

The work pertaining to the formation of roads in the said lay-out is proposed to be executed on piece-work system

It is proposed to sanction the scheme, subject to the modification that separate proposals should be made by the Board for the mode of allotment and for fixing the rates of sites to be formed, after the lay-out is completed

Paras 27 & 45 of Notes

The Dewan and the other Ministers agree with the proposal and I accordingly solicit the gracious approval of His Highness thereto

H C Dasappa

Minister for Finance and Industries

Bangalore,
2nd July 1949

Submitted to His Highness

I submit herewith, for the gracious approval of His Highness, a Final Note by the Minister for Finance and Industries regarding the formation of a lay-out for housing the industrial workers and others in the Industrial Suburb area, Bangalore

A Ramaswamy Mudaliar
DEWAN

Bangalore,
5th July 1949

C 1635/48

Record of Cases submitted for the Orders of
His Highness the Maharaja

Subject.

Formation of a lay-out for housing the industrial workers and others in the Industrial Suburb area, Bangalore

41

Order

14/7/'49

Chief Sec
HRH
20/7

P.N
20/7

22/7/49

C 1635/48-49

General and Revenue
Secretariat

WD 06173—GPB—2 000 —21 4 49

SUBJECT —

Formation of a lay-out for housing the industrial workers and others in the Industrial Suburb area, Bangalore

SECY TO V DEPTT
1 JUL
GOVT OF MYSORE

2917

Circulated to Council of Ministers for perusal of His Highness orders ~~before~~/after issue of orders

Chief Secretary to Government

Through the Secretary to Government
General ~~Development~~ Department

367/1949 1 Chief Minister

1202/22849 2 Minister for Finance and Industries

1249/2218 3 Minister for Law and Labour

1871/2318 4 Minister for Revenue and Public Works

278(a)/23/8/49 5 Home Minister

978/29/8/49 6 Minister for Local Self Government

1083/31/8 7 Minister for Public Health and Excise

1748/3949 8 Minister for Education

871/31/8/49 9 Minister for City Municipalities and Muzrai

GENERAL & REVENUE SECRETARIAT
Council Section
5 Oct 1949
CONFIDENTIAL BRANCH

SECRETARY TO GOVT OF MYSORE
Date 9/9
CENTRAL DEPARTMENTS

NOTE—Contn. sheet

Secretary to Government
Gen Rev Department
with compliments

5183/ml Layout in the Industrial Suburb for housing the workers

A draft go is put up

Mja 4/8

In this connection, it is submitted that the cost of the scheme has been proposed to be met out of the provision made in the state budget for 48-49 for the formation of the industrial suburb, Bangalore As the provision has lapsed now, the cost of the scheme may be debited to the provision of Rs 20,00,000 made under 'Advances — formation of extensions' in the state budget for 49-50, which is meant for Bangalore city improvements Trust Board. This is incorporated in the draft go put up,

Mja 4/8

Por 4/8

for appl

5781/49

For favour of kindly help

6/8/49

Minister Finance & Industries 6/8/49

Dat 6/8

939
10.8.49

Dat 11/8

Dr 11/8/49

5183/mt

Appearance — in Print

L
12/8/49

Dossier
file Bn wise) for
13/8/49

fr Com 765
for Seeghas persons (para 37)
16/8

16/8/49

1516

To,

The Rev Commr
The Chairman, C I T
Board, Bangalore
The D C Bangalore
The Dl Commr, Bang-
The C E for Rlys
The C E for Bangalore
The Director of Ind
The Commissioner for
Labour

L 1819 - 28 of 12/8/49

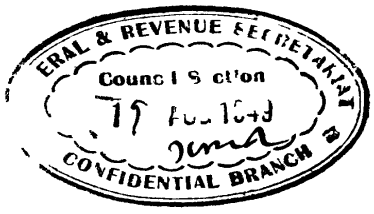
Sanction the release
with certain observati-

Mrs may now be sent to the
C B for circulation

Bhma
14/9

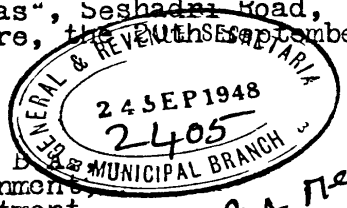
Bhma
18/8

In favour of completion of the circulation



G 181/48-9
Elec (4 plans & estimates)
file

Office of the City Improvement Trust Board,
"Ranga Vilas", Seshadri Road,
Dated, Bangalore, the 24th September 1948



To

Janab Syed Abdul Aleem, B.A.,
Secretary to Government,
Revenue Department,
Bangalore

Sir,

Sub - Plans and estimates for the formation of a layout for Housing of industrial workers and others in the industrial Suburb, Bangalore

---

Adverting to para 6 (3) of G O No L 11863-9/M1 111-46-2 dated 27th February 1947 sanctioning among other things the proposal to form a residential extension consisting of 4,000 sites to provide for housing the labourers working in the industrial Establishment, I have the honour to state that this subject was taken up for consideration by the Board at its meeting held on the 28th February 1948 when the various orders of Government received from time to time on the subject of the formation of the industrial Suburb were placed on the table and the steps taken to implement the latest order of Government, i e , of 27th February 1948 were also explained it was also explained as to how the residential area near the Factory was to be developed as per Government Order so that the labour in the area was not segregated The plans of Housing contemplated the formation of the extension including housing facilities for the middle class also It was proposed that the Housing for Labour and Middle Classes should be interspersed with a view to avoid segregation of labour After examining the plans in detail and after some discussion, the Board passed the following resolution -

> "Resolved that the plan for the Housing area be approved and the detailed estimates be prepared and placed before the Board at its next meeting '

2 Detailed estimates for the layout were accordingly prepared and placed before the Board at its meeting held on the 22nd July 1948 After considering the question in detail and examining the plans and estimates, the Board passed the following resolution

"Resolved that the plans and estimates be approved and the same be submitted to Government for sanction "

3 The proposed Extension involves an area of 565 acres excluding the existing villages The layout in general has been designed in conformity with the configuration of the country and to fit in with the adjacent layouts The roads proposed to be laid out are so designed keeping in view the future development of traffic, both with regard to speed and volume Adequate provision has also been made for all the necessary amenities of a modern town

4 The extension provides for 3387 dwelling sites of dimensions of 25' x 40' and 45 x 90' to suit the different requirements and class of people and 376 shop sites of dimensions of 15' x 20' and 20 x 40' Sites have also been provided for markets, hospitals, Post Office, Police Station, Town Hall, Temples, Mosque, Church, Cinema Theatre, Telephone boothes, Educational institutions, Societies, Banks etc , in addition to necessary lung spaces for parks, gardens, play grounds etc

5 Roads with a total length of 18 miles have been provided in the layout with widths varying from 20' to 60' depending upon the utility and importance of the traffic 80 feet roads have also been provided for a short length parallel to the railway line up to the main approaches to meet the demands of the traffic The main traffic routes are separated from the subsidiary and other interior roads and the number of cross roads leading to the 'Through roads' are reduced to a minimum Provision has also been made for constructing necessary culverts, storm water drains, foot-paths, shoulder drains, side drains etc

6 A lumpsum provision of ₹ 7,62,075/- at the rate of ₹ 45/- per head for water supply arrangements has been made in the estimate as also a provision of ₹ 7,62,075/-

at the same rate for underground drainage works

7 An extent of 363 acres of land has to be acquired for forming the layout at a uniform rate of Rs 1,500/- per acre The approximate cost for this would be Rs 5,44,500/-

8 The total cost of the Scheme is estimated at Rs 34,27,592/- as per abstract estimate appended The total realisation anticipated from the sale of sites is Rs 37,15,934/- as per details furnished in the report accompanying the estimate This yields a net profit of Rs 2,88,342/- which works out to 8 41% on the outlay

9 The cost on this account will be met out of the State Grant of Rs 20,00,000/- provided in the State Budget for the year 1948-49 for works connected with the formation of the Industrial Suburb In the budget of the Board submitted to Government, a provision of Rs 3,00,000/- has been made, out of the above, to meet the expenditure during the current year in connection with the Housing Scheme

10 I request that in these circumstances, sanction of Government may kindly be obtained to the Scheme as resolved by the Board

11 Pending sanction to the scheme, it is proposed to start the main road works ~~in the main lines~~ in the Housing area taking advantage of the present weather conditions which are very favourable for earthwork, on piece-work system, as in the case of Northern Zone of the Industrial Suburb and Kumara Park West Extensions approved by Government in their letters Nos L 13646/M1 74-47-7 dated 19-2-48, and L 15813/M1 95-47-6 dated the 14th April 1948

12 The connected plans and estimates accompany

Yours faithfully,

CHAIRMAN

gvm/-2-

Office of the City Improvement Trust Board,
"Ranga Vilas", Seshadri Road,
Bangalore, Dated, the 20th September 1948

Report to accompany the estimate for the formation of a layout for the housing of the Industrial workers and others in Industrial Suburb, Bangalore

---

Amount of Estimate Rs 34,27,592/-

The proposed Residential Extension is intended to house the Staff and Labour working in the factories that are going to be located in the Industrial Suburb, in addition to a large population that has to be shifted from the City and the neighbouring hamlets to relieve the prevailing congestion During its meeting on 28-2-48 the layout plan for the Residential Extension was approved by the City Improvement Trust Board and an estimate was ordered to be prepared

Locality - The proposed site for the Residential Extension is situated to the west of Bangalore City, bounded on the North by the Industrial Suburb, North Zone, on the East by the proposed Chord Railway Line, on the South by the Factory area and on the West by the Chord Road The extension will be separated from the existing Malleswaram and Sriramapur extensions by means of a green belt

Details of Layout - The proposed extension occupies an area of 357 Acres, ~~xxxx~~ excluding the existing villages The layout in general has been designed in conformity with the configuration of the Country and to fit in with the adjacent layouts Roads have been laid out, keeping in view the future development of traffic both with regards to speed and volume Adequate provisions have also been made for all the necessary amenities of a modern town The different details of the layout and the estimate are as follows

P T O

(a) Sites - The extension provides for 3,387 dwelling sites, with dimensions varying from 25' x 40' to 45' x 90' to suit the different requirements and class of people and 376 shop sites with dimensions varying from 15' x 20' to 20' x 40' Necessary sites have also been provided for all the necessary amenities of modern town, such as Markets, Hospitals, Post Offices, Police Stations, Town Hall, Temples, Mosques, Church, Cinema Theatres, Telephone Booths, Educational Institutions, Societies and Banks, etc. in addition to necessary lung-space by-way of parks, gardens, playgrounds, etc ,

Roads - The main traffic roads are separated from the subsidiary and other interior roads, and the number of cross roads leading to the through roads are reduced to a minimum

Roads, with a total length of 18 miles have been provided in the layout with formation widths, varying from 20' to 60' depending upon the utility and importance and 80' roads are provided for a short length parallel to the Rail aylind and for the main approaches to meet the demands of traffic Banks and cuttings, necessary to obtain easy gradients have been provided along with, the formation of Water Bound Macadam road surface, Kerbs and footpaths, Shoulder drains, Side drains etc Provision is also made for constructing necessary Culverts and Storm water drains Adequate lumpsum provisions are made for formation of circles, parks and gardens, survey charges miscellaneous 2 unforseen coarks, contingencies, tools and plant, temporary establishment etc The approved schedule of rates are adopted for the several items of work

Water supply and Drainage Works - A lumpsum amount of Rs 7,62,075/- at the rate of Rs 45/- per head for watersupply

arrangements and another Rs 7,62,075/- at the same rate for underground drainage works have been provided for purposes of sanction

Acquisition Of Lands - An extent of 363 acres of land has to be acquired for forming the layout and at a uniform rate of Rs. 1,500/- per acre, the cost of Acquisition will be Rs 5,44,500/-.

Financial Aspect - The total cost of forming the extension is Rs 34,27,592/- as per the abstract estimate In calculating the realisation from the formation of extension, the following rates are assured

Dwelling Sites -	Rs. 2-8-0, Rs 3/-, Rs 4/- and Rs 5/- per Sq Yd for sites varying from 25' x 40', 30' x 45', 40' x 60' and 45' x 90'
Shop Sites -	Rs 10/- per Sq yd
Educational and Medical Institutions -	Rs 4/- per Sq yd
Banks and Societies -	Rs 5/- per Sq yd
Cinema Theatres -	Rs 10/- per Sq yd

On the above basis the total anticipated realisation will be Rs 37,15,934/- The net realisation of Rs 2,88,342/- works out to 8 41% and the scheme can be started immediately

KRR/-

R Jagadeesan
ENGINEER OFFICER

L 7427 MR 6-1-49

To,

The chairman, C I T
Board, Bangalore

Sir,

With reference to your letter
No I 181/48-49 dt 20-9-48
re the formation of a layout
for housing the industrial workers
& others in the Industrial Suburb,
I am directed to request you
to intimate immediately whether
~~Whether the plans and estimates~~
the layout now prepared is
in accordance with the
instructions conveyed to you
in para III of this office letter
L 12362/ml 74-47-5 dt 8-1-48
calling for revised plans & estimates
for the formation of the
Northern & Southern zones of the
Industrial suburb, an extract
of which is sent enclosed herewith
for ready reference

portion marked 'A' in plan please

The formation may also
be kindly furnished on the
following points

1) Whether provisions for

the acquisition of properties,
formation of roads etc, for supply
water supply and drainage facilities
~~has not been included~~
have not been included
in the ~~estimate~~ general
estimate of the industrial
suburb and of so, provisions
have again been made
for all these works in the
estimate now prepared for
the scheme in question

Records accompany
for reference & return
with the reply very fast

Yours faithfully
John
Digweed

Mh. bg-48-20 5783 Jan 17/1

G30 plus - 9 plans
Executive 43/1

Office of the City Improvement Trust Board,
"Ranga Vilas", Seshadri Road,
Dated, Bangalore, the 10th January 1949

To

The Secretary to Government,
General Department,
Bangalore

Sir,

SUB - Re formation of a Layout for Housing the Industrial Workers in the Industrial Suburb

With reference to your letter No L 7427 dated 6-1-1949 calling for certain information on the above subject, I have the honour to state that the proposals made are in accordance with the instructions conveyed in para III of letter No L 12362/M1 74-47-5 dated 8-1-48 and further finalized by the Finance Minister, Sri H C Dasappa

The instructions, it is seen, are that an overall picture is to be taken of the whole Industrial Suburb from Yesvanthapur up to Mysore Road and beyond as contemplated under G O No L 11863-9/M1 111-46-2 dated 27-2-47 four Labour Colonies in this area separated from each other by as much distance as possible in the two Suburb areas put together are to be formed This has been kept in view and the presen layout is in accordance with that

As regards the desirability of forming small colonies of Labour of 40 or 50 families in the middle of appropriate industries so far as the North Zone here is concerned, the Yesvanthapur area is expected to serve this purpose The other areas also will be taken up later

The northern portion of the Housing area in this present reference is also meant for the workers of the Industrial Establishments, working in the North Zone to which it is nearest Adequate provision in this regard will be made in developing the Southern Zone, for which places have already been provided for as instructed by the Minister and approved also by the Board

A comprehensive plan which was accordingly prepared of the entire Industrial Suburb showing the four Colonies -

or Labour, distributed at convenient distances over the entire Northern and Southern Industrial Zones is herewith sent As can be seen from it, the present Housing Scheme is in one of the areas

As regards your query whether provision for acquisition, water supply and drainage facilities etc , have not been included in the 1st estimate of the Industrial Suburb and if so, why it has again been made in the present estimate, I may state that the Scheme of the formation of Industrial Suburb (1st Stage) as originally sanctioned at an estimated cost of Rs 22,42,000/- under G O No L 10656-64/M1 190-43-3 dated 26th April 1945, was modified in G O No L 11863-9/M1 111-46-2 dated 27-2-47 The instructions of Government contained in your letter No L 12362/M1 74-47-5 dated 8-1-48 made further alterations in the proposals

Having regard to these altered circumstances, plans and estimates are being prepared and submitted to Government in Sections

(i) The Northern Zone which was sanctioned by Government in G O No L 4781-7/M1 171-48-2 dated 5-11-48

(ii) The Housing area mentioned in para III of Government Order dated 27-2-47, further modified, agreeably with the instructions of Government referred to above

The plans and estimates for other areas in the Southern Zones providing for factories and Colonies of Labour separated from each other will follow

Necessary provision for acquisition of properties formation of roads, water supply and drainage have been shown in each of these estimates since though they form part of the Industrial Suburb Scheme, the original orders having been modified so considerably, it has become necessary to make these provisions in each of these estimates in order to make each self-supporting and to enable us to debit these charges to the respective estimates

The favour of early orders is therefore requested

The plans Estimates and other records received with your letter under reply are herewith returned

Yours faithfully,

C V Narayanaswamy

CHAIRMAN

Proceedings of the Government of His Highness the Maharaja of Mysore

---

Read -

Government Order No L 11863-9/Rl 111-46-2 dated 27th February 1947 sanctioning the first and second stages of the Industrial Suburb Scheme at Bangalore

2 Correspondence ending with letter No G 370/48-49 dated 10th January 1949 from the Chairman, City Improvement Trust Board, Bangalore, forwarding a scheme for the formation of a layout for housing the industrial workers and others in the Industrial suburb area, Bangalore

3 Un-official note No 260/ dated 21st December 1948 of the Chief Engineer for Roads and Buildings on the subject

ORDER NO L 1819-28/Rl 69-48-21.

Dated, Bangalore, the 12-8-49

Vide sanctioning the scheme for the formation of the Industrial Suburb to the west of Bangalore, Government also approved of a proposal to form a residential extension for housing the labourers working in the several Industrial Concerns to be located therein

2 In pursuance of these orders, the City Improvement Trust Board, Bangalore, have prepared a scheme to form housing colonies fairly distant from one another in the Industrial Suburb area extending from Yeswanthpur to the Mysore Road These colonies are also intended to accommodate, apart from labour, a large population that has to be shifted from the city and the neighbouring hamlets, to relieve the prevailing congestion in Bangalore

3 One of such colonies is proposed to be formed immediately and taken up for execution in the metha-

maranahalli area of the Industrial Suburb The ~~cost~~ cost of this scheme is estimated at Rs 34,27,592/- The estimate for the work received from the Chairman of the Trust Board has been scrutinised by the Chief Engineer for Roads and Buildings and is found to be in order

4 The proposed layout which covers an area of about 363 acres is designed in conformity with the configuration of the country and to fit in with the adjacent layouts The roads to be laid out in this extension ~~with a~~ total a length of 18 miles are so designed, ~~keeping in view~~ To be in keeping with the future development of the traffic both with regard to speed and volume Adequate provision has been made for all the necessary amenities of a modern town

3

The extension provides for -

(a) 3,387 building sites with dimensions varying from 25' x 40' to 45' x 90' each

(b) 376 shop sites with dimensions varying from 15' x 20' to 20' x 40' each,

(c) Sites for markets, hospitals, Post offices police stations, Town Hall, Temples, Mosques, churches, cinema theatres, educational institutions, banks, societies etc , with necessary ~~living~~ space for parks, playgrounds and gardens

5 A total sum of Rs 37,15,934/- is expected to be realised from the sale of sites, at the rates noted below, as against the estimated cost of Rs 34,27,592/-

4

(a) Sites for dwelling houses -

Dimension	Rate
i) 25' x 40'	Rs 2 8 0 per sq yard
ii) 30' x 45'	Rs 3 0 0 " "
iii) 40' x 60'	P 4-0 0 " "
iv) 45' x 90'	Rs 5-0 0 " "
(b) Shop sites (b) 376 sites	Rs 10 0 0 " "
(c) Sites for educational and medical institutions	Rs 4 0 0 " "

(d) sites for banks and societies	Rs 5/- per Sq yard
(e) sites for cinema theatres	Rs 10/- " "

6 After ~~xx~~ a careful consideration of the several aspects of the scheme formulated by the Trust Board, Government consider that, having regard to the facts that certain sites have already been disposed of to the Industrialists in the Northern Zone of the Industrial Suburb, where factories employing a large number of workers may spring up soon and that there has been a pressing demand for building sites in Bangalore on account of the dearth of houses, it is necessary to have the extension now proposed formed as early as possible They are, therefore, pleased to accord sanction to the scheme outlined above at an estimated cost of Rs 34,27,592/- for the formation of an extension, subject to the condition that separate proposals should be submitted by the Board for the mode of allotment and fixing the rates of sites to be formed, after the layout is completed

7 The work pertaining to the formation of roads in this layout may be executed on the piece work system The cost of the scheme during the current year will be met out of the provision of Rs 20,00,000/ made under "Advances--for the formation of extensions in the State Budget for 1949-50

8 The Chairman, City Improvement Trust Board, Bangalore, is requested to arrange for the scheme being taken up and pushed through expeditiously, in order that the objects with which the scheme has been ~~formulated~~ taken up may be fulfilled

6/May

~~For~~ Secretary to Government,
General Department

p t o

To

1 The Revenue Commissioner in Mysore, Bangalore

2 " Chairman, City Improvement Trust Board, Bangalore with records

3 " Auditor, Public Works Department (through Financial Department)

4 " Deputy Commissioner, Bangalore(Urban) District

5 " Municipal Commissioner, Bangalore City (through the President)

6 " Chief Engineer for Roads and Buildings

7 " ~~PRESS TABLE~~ Director of Industries & Commerce

8 " ~~(Establishment of Labour)~~ Commissioner for Labour

9 Commissioner & Secretary Planning & Development

Press Table

(Copy to the Labour Secretary).

GOVERNMENT OF HIS HIGHNESS THE MAHARAJA OF MYSORE

GENERAL AND REVENUE DEPARTMENTS

No L 1819 28—Ml 69 48 21 dated 12th August 1949

Layout for Housing Industrial Workers

Sanctions the formation of a —— in the Industrial Suburb area in Bangalore

---

READ—

Government Order No L 11863 9—Ml 111 46 2 dated 27th February 1947 sanctioning the first and second stages of the Industrial Suburb Scheme at Bangalore

2 Correspondence ending with letter No G 370—48 49 dated 10th January 1949, from the Chairman City Improvement Trust Board Bangalore forwarding a scheme for the formation of a layout for housing the industrial workers and others in the Industrial Suburb area Bangalore

3 Un official Note No 260 dated 21st December 1948 of the Chief Engineer for Roads and Buildings on the subject

ORDER No L 1819 28—ML 69 48 21 DATED BANGALORE, THE 12TH AUGUST 1949

While sanctioning the scheme for the formation of the Industrial Suburb to the west of Bangalore, Government also approved of a proposal to form a residential extension for housing the labourers working in the several industrial concerns to be located therein

2 In pursuance of these orders, the City Improvement Trust Board, Bangalore, have prepared a scheme to form housing colonies fairly distant from one another in the Industrial Suburb area extending from Yeswanthpur to the Mysore Road These colonies are also intended to accommodate, apart from labour, a large population that has to be shifted from the city and the neighbouring hamlets, to relieve the prevailing congestion in Bangalore

3 One of such colonies is proposed to be formed immediately and taken up for execution in the Kethamaranahalli area of the Industrial Suburb The cost of this scheme is estimated at Rs 34,27,592 The estimate for the work received from the Chairman of the Trust Board has been scrutinised by the Chief Engineer for Roads and Buildings and is found to be in order

4 The proposed layout which covers an area of about 363 acres is designed in conformity with the configuration of the country and to fit in with the adjacent layouts The roads to be laid out in this extension total a length of 18 miles and are so designed, so as to be in keeping with the future development of the traffic both with regard to speed and volume Adequate provision has been made for all the necessary amenities of a modern town

The extension provides for—

(*a*) Three thousand three hundred and eighty seven building sites with dimensions varying from 25 × 40 to 45 × 90 each

(*b*) Three hundred and seventy six shop sites with dimensions varying from 15 × 20 to 20 × 40 each

(*c*) Sites for markets hospitals post offices police stations town hall temples mosques churches cinema theatres educational institutions banks societies etc with necessary lung spaces for parks play grounds and gardens

5 A total sum of Rs 37,15,934 is expected to be realised from the sale of sites, at the rates noted below, as against the estimated cost of Rs 34,27,592

(a) Sites for dwelling houses —

Dimension	*Rate* Rs	a	p	
(i) 25 × 40	2	8	0	per square yard
(ii) 30 × 45	3	0	0	
(iii) 40 × 60	4	0	0	
(iv) 45 × 90	5	0	0	
(b) Shop sites	10	0	0	
(c) Sites for educational and medical institutions	4	0	0	
(d) Sites for banks and societies	5	0	0	
(e) Sites for cinema theatres	10	0	0	

6 After a careful consideration of the several aspects of the scheme formulated by the Trust Board, Government consider that, having regard to the facts that certain sites have already been disposed of to the Industrialists in the Northern Zone of the Industrial Suburb, where factories employing a large number of workers may spring up soon and that there has been a pressing demand for building sites in Bangalore on account of the dearth of houses, it is necessary to have the extension now proposed formed as early as possible They are, therefore, pleased to accord sanction to the scheme outlined above at an estimated cost of Rs 34,27,592 for the formation of an extension, subject to the condition that separate proposals should be submitted by the Board for the mode of allotment and fixing the rates of sites to be formed after the layout is completed

7 The work pertaining to the formation of roads in this layout may be executed on the piece work system The cost of the scheme during the current year will be met out of the provision of Rs 20,00,000 made under "Advances—for the formation of extensions" in the State Budget for 1949 50

8 The Chairman, City Improvement Trust Board, Bangalore, is requested to arrange for the scheme being taken up and pushed through expeditiously, in order that the objects with which the scheme has been formulated may be fulfilled

Secretary to Government,
General Department

To—The Revenue Commissioner in Mysore
The Chairman City Improvement Trust Board Bangalore with records
The Auditor Public Works Department (through the Financial Department)
The Deputy Commissioner Bangalore (Urban) District
The Municipal Commissioner Bangalore City (through the President)
The Chief Engineer for Roads and Building in Mysore
The Director of Industries and Commerce in Mysore
The Commissioner for Labour in Mysore
The Commissioner for Economic Development and Planning in Mysore

PRESS TABLE

Exd —T N S

WD 279—GPB—52o—12 8 49